



**ENVIRONMENTAL PLANNING COMMISSION  
ACTION SHEET  
Thursday, April 20, 2006**

**Plaza del Sol Hearing Room**

**Lower Level  
600 2nd Street NW**

**MEMBERS PRESENT:**

Jeffrey Jesionowski, Chairman  
James Grout, Vice Chair  
Deborah Stover  
Klarissa Pena  
Virginia Klebesadel  
Laurie Moye  
Jonathan Siegal  
Larry Chavez  
Ishmael Valenzuela

**MEMBERS ABSENT:**

**RECORDING SECRETARY:**

April Candelaria

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**1. Call to Order. 8:33 a.m.**

- A. Special Recognition of David Steele and Jens Deichmann
- B. Announcement of Changes and/or Additions to the Agenda
- C. Approval of the Amended Agenda
- D. Approval of Minutes for February 16, 2006. (**APPROVED**)

**2. Project # 1001620**

06EPC-00273 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT  
agents for CITY OF ALBUQUERQUE, CITY COUNCIL  
request the above action for Amending Section 14-16-3-  
12(A)(8) ROA 1994, a portion of the Zoning Code regarding  
Community Residential Programs. Russell Brito, Staff  
Planner (**RECOMMENDED APPROVAL TO THE  
CITY COUNCIL**)

**3. Project # 1000575\***

06EPC-00279 EPC Site Development Plan-  
Amendment to Building Permit

DEKKER/PERICH/SABATINI, agent for PRESBYTERIAN HEALTHCARE SERVICES, requests the above action for all of Tract 8 being a portion of Tracts 1-9, Presbyterian Hospital Main Campus, zoned SU-2/SU-1 for Hospital and Related Uses, located on the north side of LEAD SE, between CEDAR SE and SPRUCE SE, (K-15) Carmen Marrone, Staff Planner **(APPROVED WITH CONDITIONS)**

**4. Project # 1001682\***

06EPC-00282 Zone Map Amendment

CONSENSUS PLANNING, agents for UNITED ASSOC. OF PLUMBERS & STEAMFITTERS request the above action(s) for all or a portion of Tracts 1-B-5, 1-B-6, 1-B-7, **Mesa Park Addition**, a zone map amendment from R-3 to O-1, located on the west side of ARIZONA ST. SE, between ZUNI ROAD SE and BELL AVE. SE, containing approximately 1 acre. (L-18) Maggie Gould, Staff Planner **(APPROVED)**

**5. Project # 1003272\***

06EPC-00283 EPC Site Development Plan-  
Subdivision

CONSENSUS PLANNING, INC., agents for DWAYNE PINO request the above action for all or a portion of Lots 2-A-1-B-2, 3-A, 4-A-1, **Albuquerque West, Unit 2**, zoned SU-1 for PDA to include C-3 Uses, located on the south side of PASEO DEL NORTE NW, between EAGLE RANCH ROAD NW and COORS BLVD. NW, containing approximately 10 acres. (C-13) Stephanie Shumsky, Staff Planner **(DEFERRED TO MAY 18, 2006)**

**6. Project # 1000045\***

06EPC-00285 EPC Site Development Plan-  
Subdivision  
06EPC-00286 Zone Map Amendment

TIERRA WEST LLC agents for SAMS EAST INC. request the above actions for all or a portion of Tract 3A4-A, zoned SU-1 for C-2 Uses and Tract 3B2-A, zoned Su-1 for IP Uses, **Renaissance Center**, zoned SU-1 for IP, located on the north side of RENAISSANCE BLVD. NE, between ALEXANDER BLVD. NE and CULTURE DR. NE, containing approximately 15 acres. (F-16) Catalina Lehner, Staff Planner **(APPROVED WITH CONDITIONS)**

**7. Project # 1004726**

06EPC-00278 Zone Map Amendment

CORE, LTD., agent for YALE APARTMENTS, LLC, requests the above action for all or a portion of Tract Z-2, Block 22, **Fairview Addition**, a zone map amendment from C-2 to R-2, located on the east side of YALE BLVD., SE, between CESAR CHAVEZ AVE., SE and KATHRYN ST., SE, containing approximately 2 acres. (L-15) David Stallworth, Staff Planner **(DEFERRED TO MAY 18, 2006)**

**8. Project # 1000650**

06EPC-00284 Zone Map Amendment

TIERRA WEST LLC agents for LL PARTNERS LLC request the above action for all or a portion of Tract 1-A-2, **Lands of Lamonica & Wenk**, a zone map amendment from SU-1 for C-1 Permissive Use, Packaged Liquor Sales associated with a Grocery Store, Restaurant with Full Service Liquor, Drive-Up Restaurant, and a Pharmacy Drive-Through, to SU-1 C-1 with Packaged Liquor Sales for Off Premises Consumption, located on the east side of COORS BLVD. SW, between LAMONICA RD. SW and RIO BRAVO BLVD. SW, containing approximately 2 acres. (P-10) Stephanie Shumsky, Staff Planner (**DEFERRED TO JUNE 15, 2006**)

**9. Project # 1004731**

06EPC-00288 Zone Map Amendment

06EPC-00289 EPC Sector Development Plan

PAUL CHAVEZ & Gene Chavez request the above action for all or a portion of Lots 19, 20-24, Block 5, **Romero Addition**, a zone map amendment from SU-2 for S-R to SU-2 for SU-1 for Office and/or Residential, located on the east side of 5TH ST. NW, between ROSEMONT NW and SUMMER NW, containing approximately 1 acre. (J-14) Catalina Lehner, Staff Planner (**APPROVED WITH CONDITIONS**)

**10. Project # 1004732**

06EPC-00290 Zone Map Amendment

06EPC 00386 Map Amendment, Los Duranes Sector Development Plan

JOSH SKARSGARD, LAND USE SOLUTIONS, LLC agent for EVERGREEN MONTTOYA, LLC requests the above actions including a zone map amendment from RA-2 to R-LT for Tracts A1, A2, A3, **Maciel-David Subdivision**, Tracts A, B, & C, **Perez-Albert Subdivision**, Tract 268A, **Map 35** and Tract A, **Floral Meadows**, located on the east side of MONTTOYA ROAD NW between FLORAL ROAD and I-40, containing approx. 2 acres. (H-12) Carmen Marrone, Staff Planner (**DEFERRED TO MAY 18, 2006**)

**11. Project # 1004676**

06EPC-00142 EPC Site Development Plan-Building Permit

COMMUNITY SCIENCES CORP., agent for the ALEXANDER SAMUELS REALTY GROUP, LLC, requests the above action for all or a portion of Tract E, **Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc.**, and Tract A-2-A, **Ridgeview Village, U-1**, zoned SU-1/ Mixed Use and SU-1/C-1 Permissive (w/Exclusions as outlined in Project 1000893), located at the southwest corner of UNSER BLVD., NW and NIGHT WHISPER DR. NW, containing approximately 4 acres. (A-11) David Stallworth, Staff Planner (**APPROVED WITH CONDITIONS**)

**12. Project # 1004167**

05EPC-01225 Site Development Plan-  
Subdivision

CONSENSUS PLANNING agent for LA ORILLA GROUP, LLC request the above actions for all or a portion of Lots 3-9, 10A & 10B, **Bosque Plaza**, zoned C-1 (SC), located on the west side of COORS BLVD. NW, between SE CORNER of LA ORILLA and COORS BLVD. NW, containing approximately 11.46 acres. (E-12) Catalina Lehner, Staff Planner (**DEFERRED TO JUNE 15, 2006**)

**13. Project # 1004647**

06EPC-00066 EPC Site Development Plan-  
Building Permit

CONSENSUS PLANNING, INC. agents for LA ORILLA GROUP LLC request the above action for all or a portion of Lot 10B, **Bosque Plaza**, zoned C-1(SC), located on COORS BLVD. NW, between LA ORILLA ROAD NW and BOSQUE PLAZA LANE NW, containing approximately 2 acres. (E-12) Catalina Lehner, Staff (**DEFERRED TO JUNE 15, 2006**)

**14. Project # 1004615**

06EPC-00004 Zone Map Amendment

DESIDERIO GUTIERREZ requests the above action for all or a portion of Lot 14, Block 2, **Baron Burg Heights**, a zone map amendment from C-1 to R-3, located on the west side of CAGUA DR. SE, between ZUNI RD., SE and BELL ST., SE, containing approximately 1 acre. (L-18) David Stallworth, Staff Planner (**DEFERRED TO JUNE 15, 2006**)

**15. Project # 1004322**

06EPC-00122 Zone Map Amendment

ALBERT CARABAJAL & MICHELLE LESICKA agent(s) for ALBERT CARABAJAL & MICHELLE LESICKA request the above action for all or a portion of Lot(s) 24B, **Los Hermanos Addition**, a zone map amendment from R-1 to R-T, located on CARLTON NW, between BELLROSE AVE NW and LAS HERMANAS ST. NW, containing approximately 1 acre. (G-15) Anna DiMambro, Staff Planner (**WITHDRAWN**)

**16. Project # 1003105**

05EPC-01812 EPC Site Development Plan-  
Amendment to Subdivision  
05EPC-01813 EPC Site Development Plan-  
Building Permit

MARK GOODWIN & ASSOCIATES agents for ALPHA EQUITIES, LLC request the above actions for all or a portion of Tract A-2-A, **The Plaza at Paseo del Norte**, zoned C-2, located on EAGLE RANCH ROAD NW, between PARADISE BLVD. NW and IRVING BLVD. NW, containing approximately 7.5 acres. (C-13) Stephanie Shumsky, Staff Planner (**DENIED**)

**17. Project # 1002717**

06EPC-00145 EPC Site Development Plan-  
Building Permit

ADVANCED ENGINEERING & CONSULTANTS, LLC agents for KB HOME request the above actions for all or a portion of Tracts 303, 304, 305 & 306, **Town of Atrisco Grant**, zoned SU-1 for O-1 for PRD, located on ATRISCO DR. NW, between OURAY ROAD NW and I-40, containing approximately 6 acres. (H-11) Stephanie Shumsky, Staff Planner **(DEFERRED TO MAY 18, 2006)**

**18. Project # 1004675**

06EPC-00140 EPC Site Development Plan-  
Subdivision

CONSENSUS PLANNING agents for TS MCNANEY & ASSOCIATES request the above action(s) for all or a portion of Tract 1, **Summary Plat, Kinscherff Lands, T11N R2E, Section 35 and Tract of land in the SW ¼ of the NE ¼, Section 35, T11 R2E.**, zoned SU-1 PRD 10 du/acre, located on WESTSIDE OF COORS BLVD. NW, between SAN ANTONIO ARROYO and SOUTH OF LA LUZ DEL OESTE, containing approximately 30 acres. (F-11) Catalina Lehner, Staff Planner **(APPROVED WITH CONDITIONS)**

**19. OTHER MATTERS**

**20. ADJOURNED AT 6:30 P.M.**